

SCOPE OF WORK

A. General. Design a one-story office building for construction on a site located on

25X1A6a
25X1A6a [REDACTED] The building shall contain approximately 10,300 gross square feet. The cut construction cost limitation for this project in its entirety shall be \$350,000.00. If local building codes do not permit the installation of a diesel electric set (emergency generator) in the building then design shall include an appropriate separate structure to house a diesel electric set. An antenna tower will be installed on the roof of the building. All design shall be in accordance with (a) local building codes and (b) the General Services Administration criteria for leased buildings, incorporated as Attachment A to this Scope of Work. The design shall incorporate energy-saving features and shall coordinate architectural and electro/mechanical systems design for maximum return on investment (i.e., energy savings, initial construction costs, and maintenance/operational costs, etc.). The attached set of four drawings describes, in general, building requirements.

B. Site Work. Design shall be based on the site being cleared and filled to a level grade prior to the award of a construction contract. Site work shall include (a) parking for a total of approximately 44 cars with roughly one-half located in front and one-half located in the rear of the building, (b) associated driveways, (c) landscaping, and (d) a flagpole.

C. Architectural/Structural

1. The vault construction shall be in accordance with attachments B and C to this Scope of Work. Construction of the vault walls shall be such that future conversion of the vault area to general office space may be accomplished at a minimum of expense. Class 5 vault doors are required.

2. Fisher Scientific Company cabinets for the laboratory are required.

3. Cabinets and sink for the photographic dark room shall be recommended by the designer.

4. The design shall incorporate the installation of base and guy-line anchors in the roof of the building for the installation of an antenna by a firm other than the construction contractor. Details will be provided during the course of design. The type of antenna tower will be similar to that shown on Attachment I to this Scope of Work. The height of the antenna tower will be approximately 95 feet above the finished site grade as shown on Attachment I.

D. Mechanical. The ventilation, heating, and air conditioning systems for the vault area shall be separate from the systems for the remainder of the building.

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E. Electrical .

1. Alarm systems shall be installed in accordance with Attachment G to this Scope of Work and as shown on the drawings.

2. The design shall incorporate emergency power for all lighting, power, and HVAC requirements and shall be provided only for the vault area, rooms 105, 106 and 107. The A-E shall identify the size of the diesel electric set required to provide this service. The owner will provide the diesel electric set for installation by the construction contractor.

3. The area accommodating the diesel electric set shall be sufficient to accommodate a set with maximum dimensions of 33" wide by 82" long with a minimum of 30" on all sides for maintenance.

4. A diesel fuel storage tank for the diesel electric set holding a minimum of 275 gallons shall be provided in the design.

5. Grounding for the panels located in room 107 of the vault area shall be in accordance with Attachment H to this Scope of Work.